

IN RE: PETITION FOR VARIANCE
N/S Ridge Road, 300' E of the
c/l of Ridge Valley Drive
(2212 Ridge Road)
8th Election District
3rd Councilmanic District

Theodore L. Ronnenburg, III
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-247-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 2212 Ridge Road, located in the vicinity of Greenspring Avenue in Reisterstown. The Petition was filed by the owner of the property, Theodore L. Ronnenburg, III. The Petitioner seeks relief from Sections 101 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure height of 30.2 feet in lieu of the maximum permitted 15 feet for an existing barn, and to permit said structure with a floor or footprint area of 1,906 sq.ft. which is larger than the existing dwelling of 1,209 sq.ft. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Theodore Ronnenburg, III, legal owner of the property, Vali Hasan, who resides in the existing dwelling on the property, and A. L. "Roy" Snyder, Registered Property Line Surveyor, who prepared the site plan for this property. There were no Protestants or other interested parties present.

Testimony and evidence offered revealed that the subject property is part of a larger tract of land consisting of 7.11695 acres, more or less, zoned R.C.5, and is proposed for a minor subdivision to create three

UNDER RECEIVED FOR FILING

Date

By

MICROFILMED

separate lots. Proposed Lot 1A would consist of 3.50778 acres and contain the Petitioner's residence, known as 2210 Ridge Road; proposed Lot 2A would consist of 2.33076 acres and contain an existing two-story dwelling and barn, known as 2212 Ridge Road. Proposed Lot 3, to be known as 2210-A Ridge Road, would consist of 1.27840 acres and is proposed for development with a single family residence. The Petitioner filed the instant Petition to legitimize conditions on the property which have existed for many years. Testimony revealed that the two structures on proposed Lot 2A are approximately 100 years of age and were built at a time when zoning regulations did not exist. The barn has always existed at a height of 30 feet and it has always been larger than the existing dwelling. The Petitioner wishes to keep the barn as it presently exists as it is a sound structure which is functional and in good condition. The Petitioner's request for variance will bring the property into compliance with current day standards and legitimize conditions on the property which have existed for over 100 years

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28
(1974).

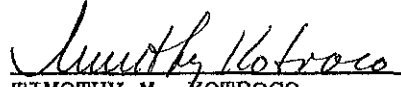
After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 23rd day of January, 1997 that the Petition for Variance seeking relief from Sections 101 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure height of 30.2 feet in lieu of the maximum permitted 15 feet for an existing barn, and to permit said structure with a floor or footprint area of 1,906 sq.ft., which is larger than the existing dwelling of 1,209 sq.ft., in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order

has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 1/23/97
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

January 23, 1997

Mr. Theodore L. Ronnenburg, III
2210 Ridge Road
Reisterstown, Maryland 21136

RE: PETITION FOR VARIANCE
N/S Ridge Road, 300' E of the c/l of Ridge Valley Drive
(2212 Ridge Road)
8th Election District - 3rd Councilmanic District
Theodore L. Ronnenburg, III - Petitioner
Case No. 97-247-A

Dear Mr. Ronnenburg:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. A. L. Snyder
1911 Hanover Pike, Hampstead, MD 21074

People's Counsel

File

MICROFILMED



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

#2212 Ridge Road

which is presently zoned

RC 5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 101 and from section 400.3 regarding the existing barn to permit a height of 30.2 feet in lieu of the allowed 15 feet and to permit a floor or footprint area of 1906 square feet which is larger then the footprint of the existing dwelling of 1309 square feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

The barn is in good useable condition and is a valuable part of the lot.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

Theodore L. Ronnenburg, III
(Type or Print Name)

Signature

(Type or Print Name)

Signature

#2210 Ridge Road
Address

560-3276
Phone No.

Reisterstown
City

MD
State

21136
Zipcode

Name, Address and phone number of representative to be contacted.

A.L. Snyder
Name

1911 Hanover Pike

Hampstead, MD 21074 (410) 239-7744
Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL OTHER

REVIEWED BY:

DATE 12-10-96

Printed with Soybean Ink
on Recycled Paper

MICROFILMED

ORDER RECEIVED FOR FILING
Date 11-23-96
By [Signature]

A. L. Snyder
Surveyor, Inc.
1911 Hanover Pike
Hampstead, Maryland 21074

(410) 239-7744

Zoning Description

(410) 374-9695

Theodore L. Ronnenburg, III Property

Lot 2A

No. 2212 Ridge Road

Beginning on the north side of Ridge Road, 300 feet more or less east of the centerline of Ridge Valley Drive and running,

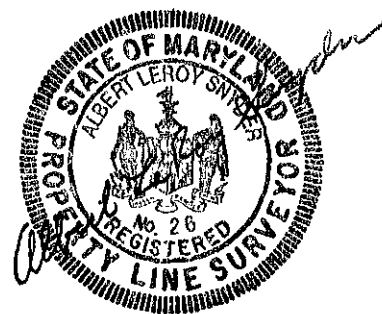
- 1.) N 23° 09' 48" W 470.79 feet,
- 2.) N 78° 11' 24" E 273.83 feet,
- 3.) by a line curving to the right with a radius of 355.41 feet for a distance, measured along the arc, of 141.62 feet and a chord bearing and distance of S 11° 47' 42" E 140.69 feet,
- 4.) S 0° 22' 46" E 72.60 feet,
- 5.) by a line curving to the left, with a radius of 387.28 feet for a distance, measured along the arc of 387.28 feet, and a chord bearing and distance of S 12° 29' 51" E 162.60 feet,
- 6.) S 24° 36' 56" E 62.42 feet to the north side of Ridge Road, thence
- 7.) S 62° 33' 17" W 184.63 feet to the place of beginning.

Containing 2.33076 Acres of land, more or less.

247

RECORDED

Being a part of that land which was conveyed by Theodore L. Ronnenburg, Jr. to Theodore L. Ronnenburg, Jr. and Theodore L. Ronnenburg, III by deed dated October 5, 1984 and recorded among the Land Records of Baltimore County, Maryland in Liber E.H.K., Jr. 6806 folio 520 etc., designated as #2212 Ridge Road, Eighth Election District.



247

RECORDED

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Ordinance, Chapter 21-103 of the Code of Baltimore County, will hold a public hearing on the proposed variance herein in Room 306 of the County Office Building, 115 W. Chesapeake Avenue, in Towson, Maryland 21204, at 11:00 a.m. on Wednesday, January 15, 1997 at 10:00 a.m. in Room 106, County Office Building, Towson, Maryland 21204 as follows:

Case #97-247-A
(Item 247)
2212 Ridge Road
N/S Ridge Road, 300' E of of
Ridge Valley Drive
8th Election District
3rd Councilmanic
Legal Owner(s):
Theodore L. Rotherburg, II

Variance: to permit a height of 30.2 feet in lieu of the allowed 15 feet and to permit a floor or footprint area of 1,916 square feet, which is larger than the footprint of the existing dwelling (barr).

Hearing: Wednesday, January 15, 1997 at 10:00 a.m. in Room 106, County Office Building.

LAWRENCE E. SCHINDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Call 887-3393.

(2) For information concerning the fee and/or Hearing, Please Call 887-3393.

12/25/Dec. 26 C108696

CERTIFICATE OF PUBLICATION

TOWSON, MD., 12/26, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12/26, 1996.

THE JEFFERSONIAN,
A. H. Erickson
LEGAL AD. - TOWSON

RE: Case No.:

97-247-A

Petitioner/Developer: TE RONNENBURG, ETAL

Date of Hearing/Closing: 1/15/97

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at # 2212 RIDGE RD.

The sign(s) were posted on

12/31/96

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe, 1/4/97

(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

(Address)

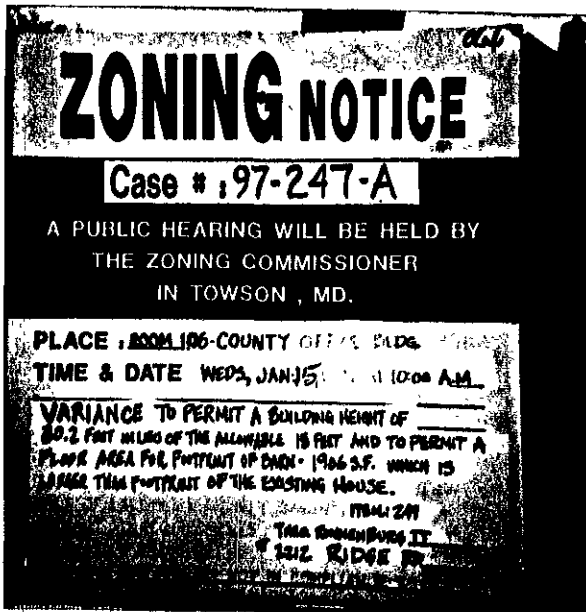
Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

(Telephone Number)

Pager (410) 646-8354



97-247-A @ 1/15/97
#2212 RIDGE RD.
12/28/96

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 247 029944

DATE 12-10-96 ACCOUNT PAID-6150

AMOUNT \$ 50.00

Thaddeus L. Boudreau 2210 Erie St.

RECEIVED

FROM: FOR: Ab. Joe. (Civ) --- 50.00

FOR:

01A0DMD45NICHRE

\$50.00

VALIDATION SIGNATURE OF CASHIER

ATTN: CASHIER PARK AGENCY YELLOW - CUSTOMER

MICROFILMED

John



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighbors property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 247 Petitioner: THEODORE L. RONNENBURG III

Location: 2212 RIDGE ROAD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: THEODORE L. RONNENBURG III

ADDRESS: 2210 RIDGE ROAD

PLASTERSTOWN, MARYLAND 21136

PHONE NUMBER: (410) 560-3276



Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: _____

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: To Approve The Existing BARN WITH A HEIGHT
of 32.2 ft. in LIEU of The Permitted 15' and
TO APPROVE AN ACCESSORY STRUCTURE (BARN) WITH A
FOOTPRINT LARGER THAN THE ^{EXISTING} PRINCIPLE DWELLING.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PUTUXENT PUBLISHING COMPANY
December 26, 1996 Issue - Jeffersonian

Please forward billing to:

Theodore L. Ronnenburg, III
2210 Ridge Road
Reisterstown, MD 21136
560-3276

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-247-A (Item 247)
2212 Ridge Road
N/S Ridge Road, 300' E of c/l Ridge Valley Drive
8th Election District - 3rd Councilmanic
Legal Owner(s): Theodore L. Ronnenburg, III

Variance to permit a height of 30.2 feet in lieu of the allowed 15 feet and to permit a floor or footprint area of 1,906 square feet, which is larger than the footprint of the existing dwelling (barn).

HEARING: WEDNESDAY, JANUARY 15, 1997 at 10:00 a.m. in Room 106, County Office Building.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 19, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-247-A (Item 247)
2212 Ridge Road
N/S Ridge Road, 300' E of c/l Ridge Valley Drive
8th Election District - 3rd Councilmanic
Legal Owner(s): Theodore L. Ronnenburg, III

Variance to permit a height of 30.2 feet in lieu of the allowed 15 feet and to permit a floor or footprint area of 1,906 square feet, which is larger than the footprint of the existing dwelling (barn).

HEARING: WEDNESDAY, JANUARY 15, 1997 at 10:00 a.m. in Room 106, County Office Building.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Theodore L. Ronnenburg, III
A.L. Snyder

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY DECEMBER 31, 1996.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

January 8, 1997

Mr. Theodore L. Ronnenburg, III
2210 Ridge Road
Reisterstown, MD 21136

RE: Item No.: 247
Case No.: 97-247-A
Petitioner: Theodore Ronnenburg

Dear Mr. Ronnenburg:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on December 10, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)





Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 12.20.91
Item No. 247 (JCM)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for

Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

MICROFILMED

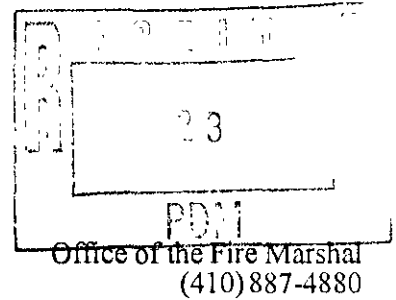
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500



DATE: 12/19/96

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF DEC. 23, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 245, 246, 247, 248,
249, 250, 252, 253, 254 AND 256.

MICROFILMED

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Permits and Development
 Management

DATE: December 19, 1996

FROM: Pat Keller, Director
 Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 238, 244, 245, (247), 248, 249, 250, 252, 253, 255, and 256

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kerns

PK/JL

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: Dec 27, 96

FROM: R. Bruce Seeley .
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Dec 23, 96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 246

247

249

253

255

257

RBS:sp

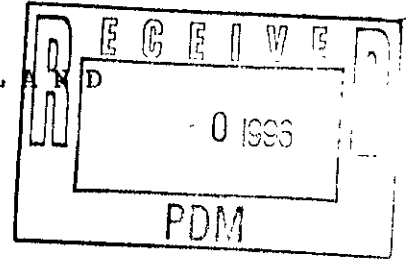
BRUCE2/DEPRM/TXTSBP

DEC 27 1996

John Alexander

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE



TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: December 26, 1996

RWB
FROM: Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for December 30, 1996
Item Nos. 246, 247, 248, 250,
252, 253, 254, 256

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE43

CR

RE: PETITION FOR VARIANCE
2212 Ridge Road, N/S Ridge Road, 300' E
of c/l Ridge Valley Drive
8th Election District, 3rd Councilmanic

Theodore L. Ronnenburg, III
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO.: 97-247-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 8th day of January, 1997, a copy of the foregoing Entry of Appearance was mailed to A.L. Snyder, 1911 Hanover Pike, Hampstead, MD 21074, representative for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

MICROFILMED

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Ted Ronnenburg

2210 Ridge Rd

Reisterstown MD 21136

Roy Snyder

A.L. SNYDER SURVEYOR ETC
1911 HANCOCK PIKE
HAMILTON MD 21074

VALI HASAN

2212 RIDGE RD

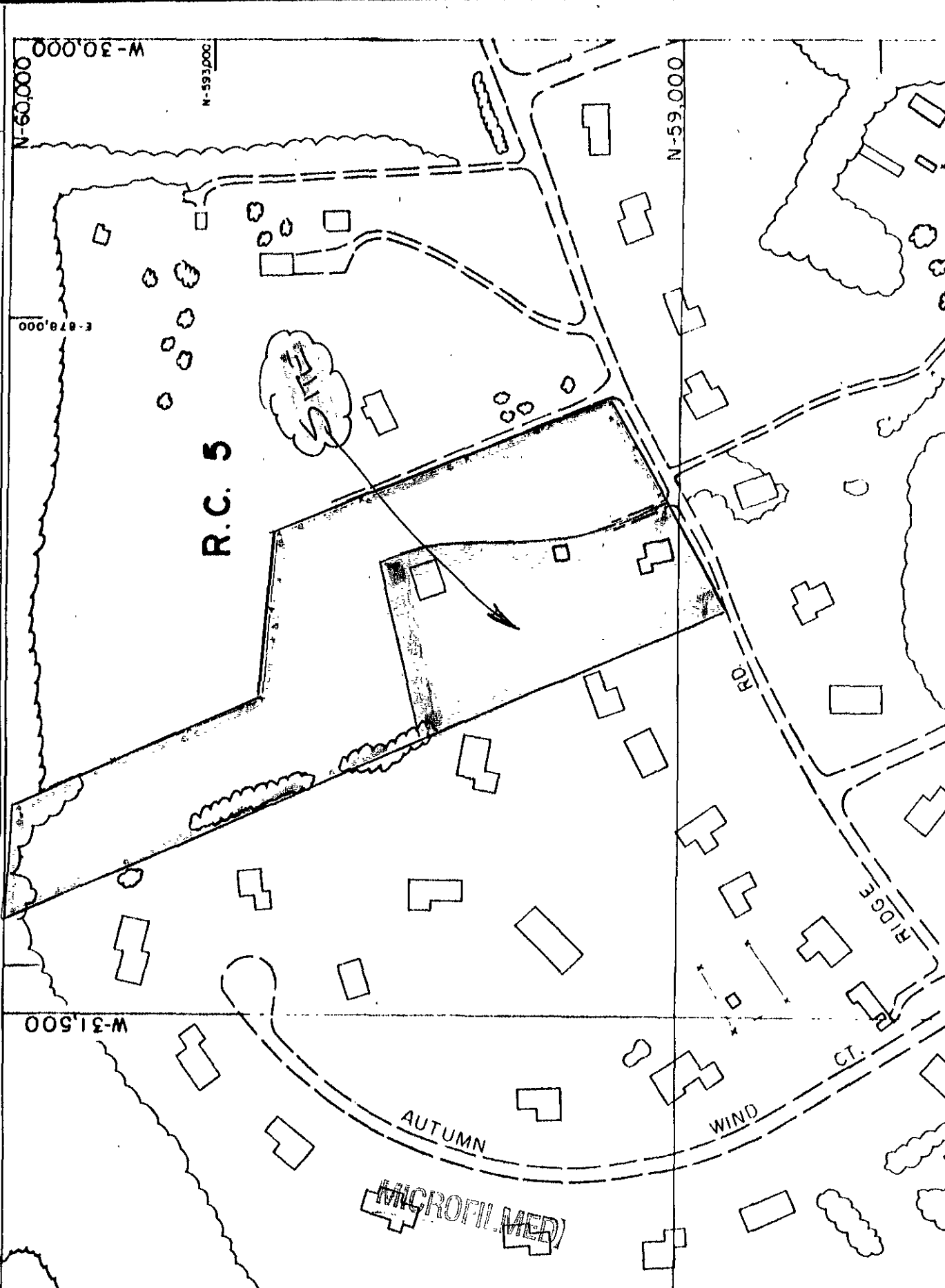
REISTERSTOWN MD 21136



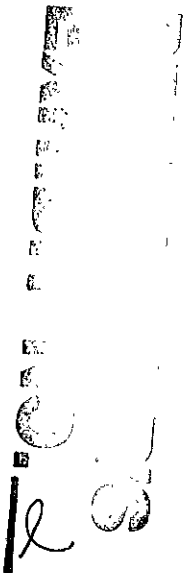
1992 COMPREHENSIVE ZONING MAP Adopted by the Baltimore County Council Oct. 15, 1992 Ord. Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92	SCALE 1" = 200'	LOCATION CHESTNUT RIDGE	SHEET N. W. 15 - F
	DATE OF PHOTOGRAPHY JANUARY 1986		

672

William A. Howard IV
 Chairman, County Council



A. L. Snyder
Surveyor, Inc.
1911 Hanover Pike
Hampstead, Maryland 21074



POULSEN BULL
PHOTOGRAPHS

MICROFILMED











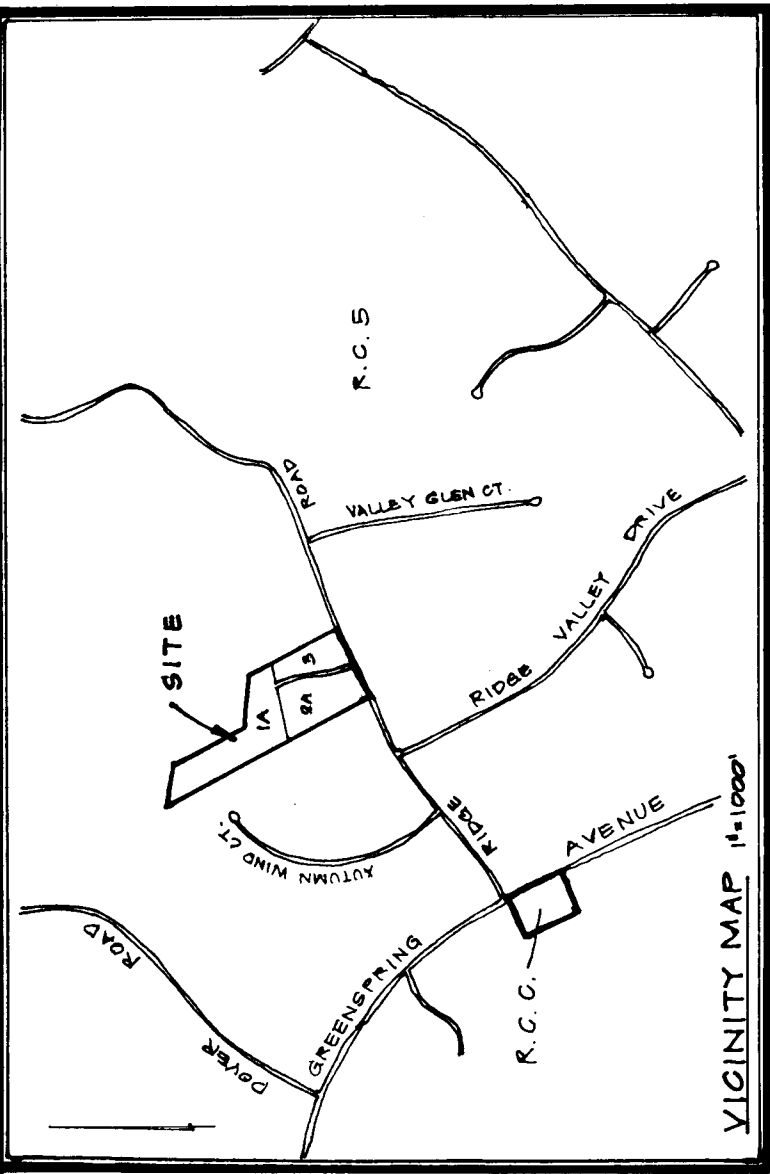


COORDINATES CHART - S.C.M.D. DATA			
NO.	NORTH	WEST	
20	58944.09000	30829.04000	
21	59105.38526	30558.91427	
24	59621.72829	31021.88783	
30	60001.99138	31199.02489	
31	60016.90413	31382.40189	
200	59599.84167	30766.54707	
220	59000.20520	30549.44774	
221	59073.09743	30599.52220	
222	58922.00434	30884.21634	
226	59376.99069	31078.82691	
227	59459.11761	30704.89022	
232	59225.85785	30782.03959	
233	59229.90031	30762.04002	
234	59072.25924	30728.18974	
237	59009.90939	30746.37220	
238	59222.79072	30761.58919	
239	59222.05826	30781.55873	
240	59492.97417	30810.79750	
241	59457.14542	30750.84843	
242	59016.38740	30702.60011	
243	59007.15913	30720.37081	

CURVE DATA CHART			
NO.	DELTA	RADIUS	ARC TAN. CHORD
1	22°10'58"	379.41'	145.56' 78.71' N 11°29'16"W 144.65'
2	22°49'52"	355.41'	141.60' 71.70' S 11°47'42"E 140.60'
3	24°14'10"	367.28'	155.30' 78.86' N 12°29'51"E 154.20'
4	24°14'10"	357.28'	163.95' 83.15' S 12°29'51"E 162.00'

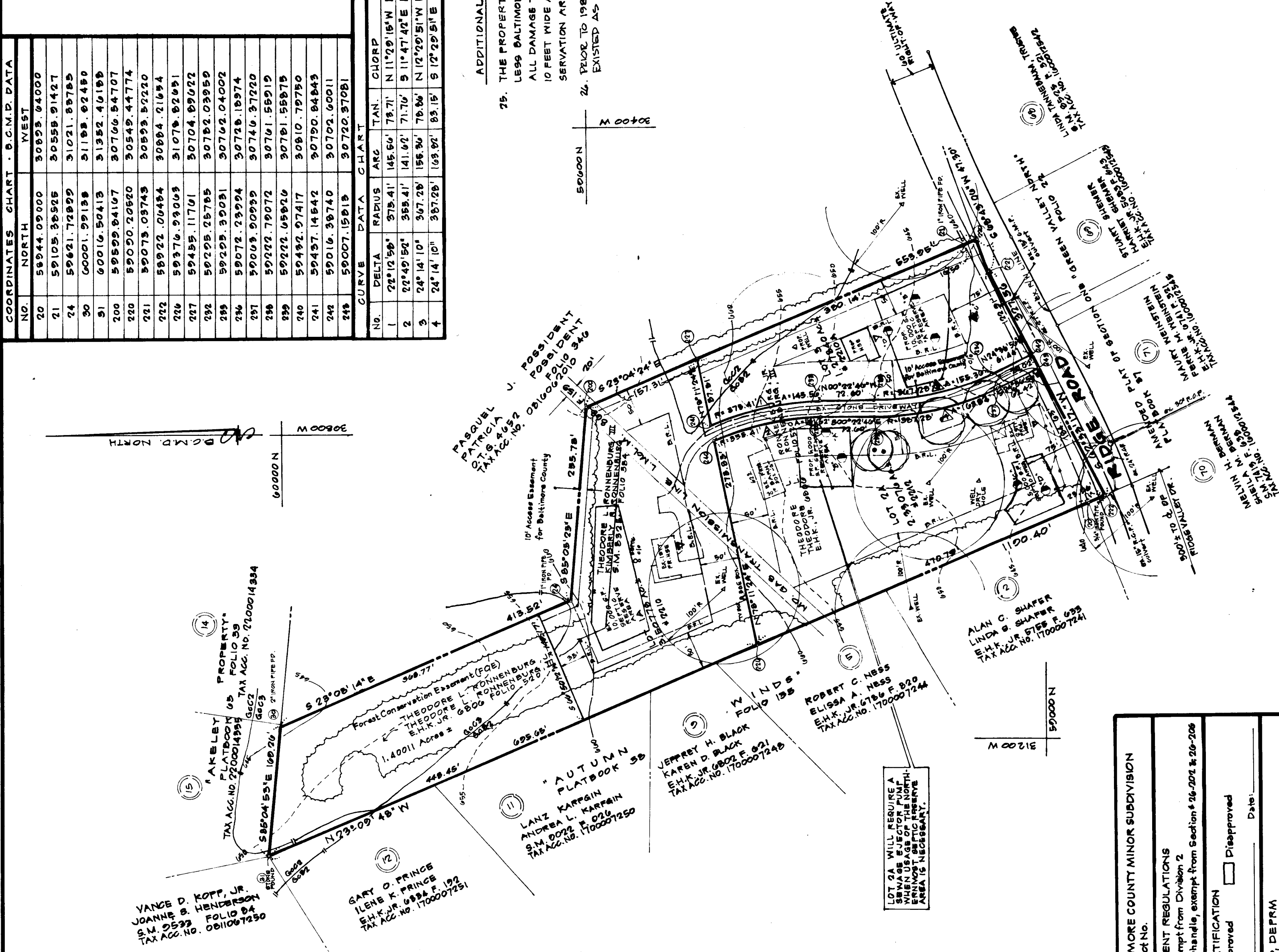
ADDITIONAL NOTES:

25. THE PROPERTY OWNERS SHALL HOLD FREE AND HARMLESS BALTIMORE COUNTY GOVERNMENT FROM ANY AND ALL DAMAGE THAT MAY RESULT FROM ITS USE OF THE 10 FEET WIDE ACCESS EASEMENT TO THE FOREST CONSERVATION AREA.
26. PRIOR TO 1989 THE PROPERTY SHOWN HEREON EXISTED AS A 7.1 ACRE TRACT SINCE JUNE 1966.



NOTES:

1. CURRENT TITLE REFERENCE: S.M. 8925 FOLIO 384, THEODORE L. RONNENBURG, JR. & KIMBERLY R. RONNENBURG, JR. (DECEASED) & THEODORE L. RONNENBURG, JR.
2. CURRENT ZONING CLASSIFICATION: R.C.5 (MAP N.W. 15 F)
3. SOILS MAP: 21 (G082, G083, G084, G085)
4. TOPOGRAPHY SHOWN HEREON IS TAKEN FROM BALTIMORE COUNTY TOPO MAP N.W. 15 F
5. GROSS AREA: 7.11695 AC., NET AREA: 7.11695 AC.
6. DENSITY CALCULATION: 0.667 DU/AC. & 7.11695 AC. = 4.75 LOTS
7. LOTS ALLOWABLE: 4
8. LOTS PROPOSED: 3
9. NO WELLS AND/OR SEPTICS LOCATED WITHIN 100 FEET OF THE PROPERTY UNLESS OTHERWISE SHOWN HEREON.
10. THERE ARE NO UNDERGROUND FUEL OR PESTICIDE TANKS ON SITE.
11. WATERWASH: BEAVER DAM RUN (LOCAL RAVEN RESERVOIR)
12. SUBDIVISION: N/A
13. REGIONAL PLANNING DISTRICT: 307A
14. SCHOOL DISTRICT: 144 (FORT GARRISON)
15. TAX MAP: 50 BLOCK: 14 PARCELS: 192, 442
16. EXISTING DWELLINGS ARE AND SHALL REMAIN SINGLE FAMILY RESIDENCES.
17. PROPERTY SHOWN HEREON HAS BEEN TWO LOTS SINCE NOV. 6, 1999. (NOTE)
18. THERE ARE NO STREAMS OR WETLANDS WITHIN 200 FEET OF SITE.
19. ALL SITE RUN-OFF MUST BE CONVEYED TO A SUITABLE OUTFALL WITHOUT IMPOSING AN ADVERSE IMPACT ON THE RECEIVING WATERBODY, WATERCOURSE, WETLAND, STORM DRAIN OR ADJACENT PROPERTY.
20. TOTAL AREA OF LAND DISTURBANCE MUST BE NOTED ON PLAN. LIMITS OF DISTURBANCE MUST BE DELINEATED.
21. ALL IMPERVIOUS AREAS SHOULD BE LIMITED TO 30 PERCENT OF CLEARED AREA AND CONVEYED AS SHEET FLOW THROUGH VEGETATED AREAS WITHOUT CONCENTRATING OR CAUSING EROSION.
22. HOUSE DOWN SPOUTS ARE TO BE DISCHARGED ONTO PVIOUS AREAS OR INTO DRY WELLS, WHERE FEASIBLE.
23. ADDITIONAL SUBDIVISION OF THESE PARCELS AND/OR LOTS WILL REQUIRE SWM CONTROLS FOR THIS SITE AND THE ADDITIONAL SUBDIVISION.
24. ANY FOREST CONSERVATION EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THE AREAS.
25. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.



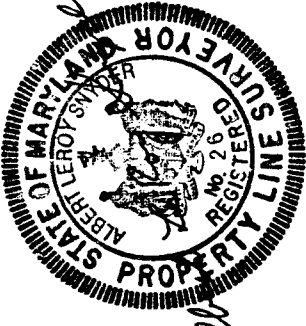
PLAT TO ACCOMPANY ZONING APPLICATION
MINOR SUBDIVISION PLAN OF
"THE RONNENBURG PROPERTY"

BALTIMORE COUNTY, MD.
9TH ELECTION DISTRICT
SCALE: 1"=100'
COUNCILMANIC DISTRICT: 3

247
MICROFILMED

OWNER/DEVELOPER:
THEODORE L. RONNENBURG, JR.
2210 RIDGE ROAD
REISTERSTOWN, MD. 21136

PREPARED BY:
A.L. SNYDER
SURVEYOR, INC.
1911 HANOVER PIKE
HAMPSTEAD, MD. 21074
PHONE: 410-239-7744



REVISION: DECEMBER 9, 1999 - ZONING PETITION
REVISION: OCTOBER 14, 1999 - ADULT USE PETITION

BALTIMORE COUNTY MINOR SUBDIVISION	Project No.
DEVELOPMENT REGULATIONS	<input type="checkbox"/> Exempt from Division 2 <input type="checkbox"/> Paraphrase, exempt from Section 2-26-204 & 2-26-206
ZADM CERTIFICATION	<input type="checkbox"/> Approved <input type="checkbox"/> Disapproved
By:	Date:
APPROVED, DEPRM	Date:

COORDINATES CHART - B.C.M.D. DATA

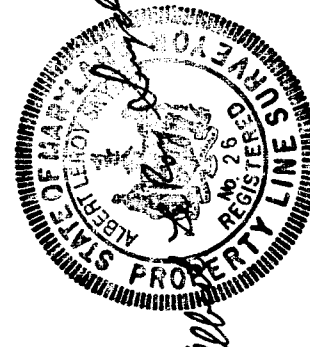
NO.	NORTH	WEST
20	58944.09000	30899.64000
21	59105.36525	30558.91427
22	59221.72899	31021.88785
30	60001.59138	31188.62480
31	60016.59413	31352.46189
200	59599.64167	30766.54707
220	59050.20620	30549.44774
221	59078.08743	30593.52240
222	58922.00494	30884.21694
224	59376.93003	31076.82691
227	59455.11761	30704.89022
232	59298.28785	30782.03959
235	59295.30081	30762.04002
236	59072.23994	30728.18974
237	59009.90999	30746.37220
238	59222.79072	30761.55919
239	59222.68926	30781.55875
240	59492.97417	30810.79750
241	59497.14542	30790.94843
243	59016.38740	30702.60011
245	59007.15813	30720.97081

NO.	DELTA	RADIUS	ARC	TAN.	CHORD
1	22°12'58"	373.41'	145.60'	78.70'	111°20'15"W 144.65'
2	22°49'54"	355.41'	141.62'	71.76'	9 11°47'42"E 140.69'
3	24°14'10"	367.28'	156.36'	78.86'	N 12°20'51"W 154.20'
4	24°14'10"	367.28'	156.36'	78.86'	S 12°20'51"E 154.20'

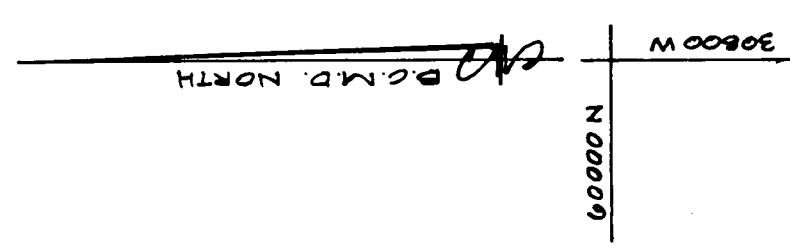
ADDITIONAL NOTES:

25. THE PROPERTY OWNERS SHALL HOLD FREE AND HARMLESS BALTIMORE COUNTY GOVERNMENT FROM ANY AND ALL DAMAGE THAT MAY RESULT FROM ITS USE OF THE 10 FEET WIDE ACCESS EASEMENT TO THE FOREST CONSERVATION AREA.
26. PRIOR TO 1989 THE PROPERTY SHOWN HEREON EXISTED AS A 7.1 ACRE TRACT SINCE JUNE 1966.

PHOTOGRAPHS

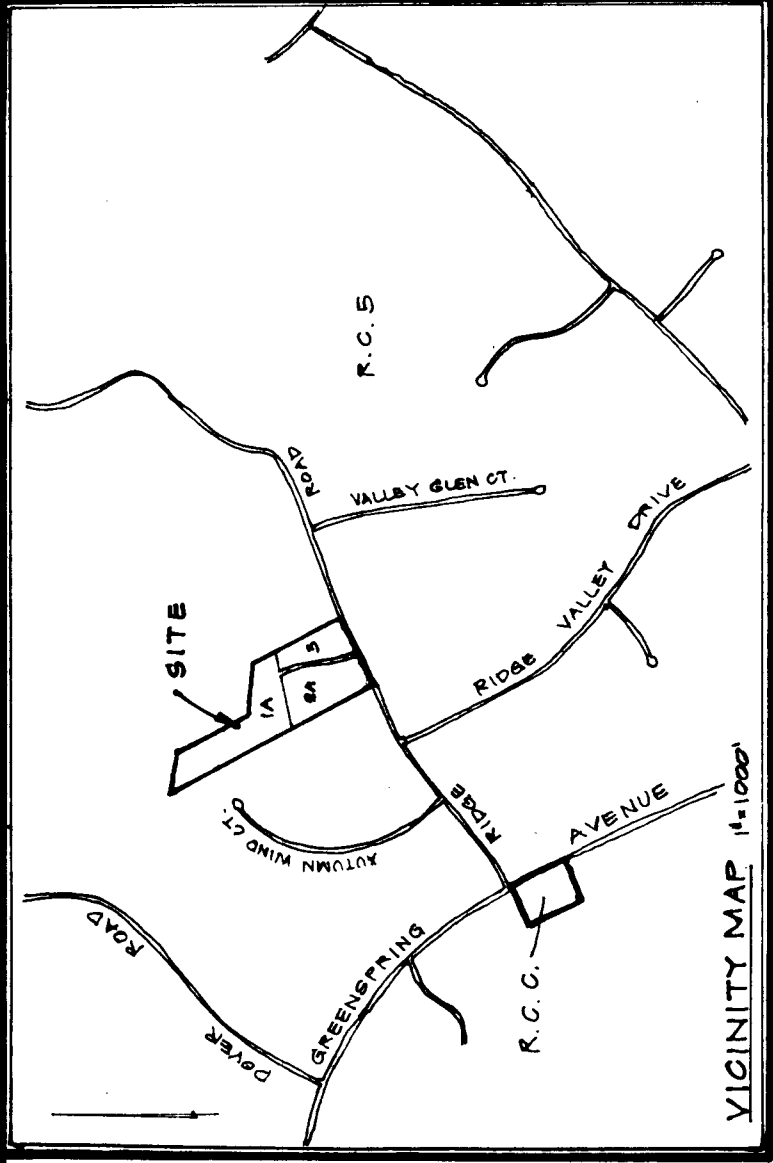
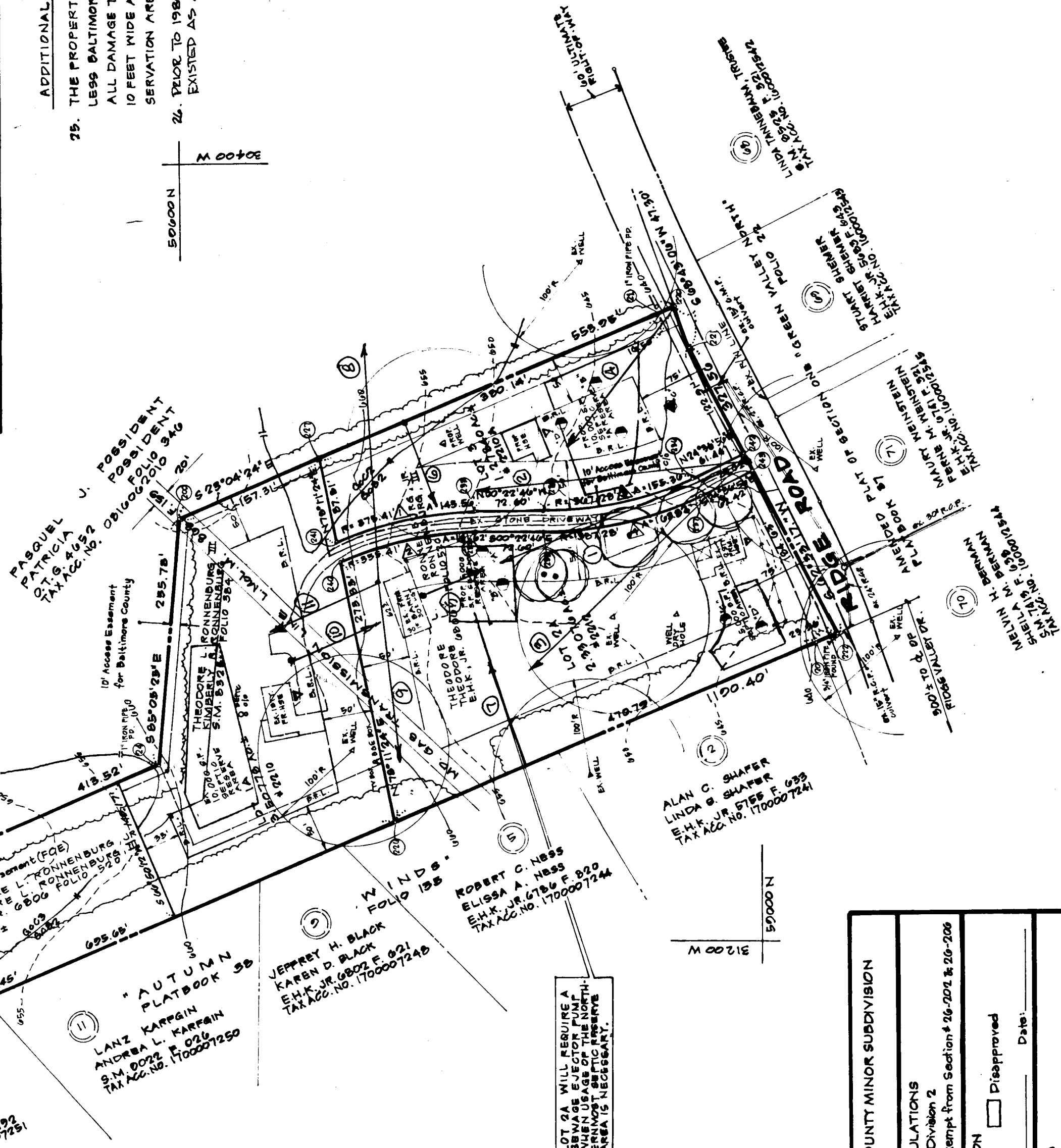


BALTIMORE COUNTY MINOR SUBDIVISION	
Project No. _____	
DEVELOPMENT REGULATIONS	
<input type="checkbox"/> Exempt from Division 2	
<input type="checkbox"/> Paraphrase, exempt from Section 4 26-202 & 26-206	
ZADM CERTIFICATION	
<input type="checkbox"/> Approved <input type="checkbox"/> Disapproved	
By: _____	Date: _____
APPROVED, DEPRM	
By: _____	Date: _____



VANCE D. KOFF, JR.
JOANNE S. HENDERSON
S.M. 5599 FOLIO 94
TAX ACC. NO. 081067250

GARY O. PRINCE
ILENE K. PRINCE
E.H.K. JR. 6894 F. 192
TAX ACC. NO. 1700007251



NOTES:

- CURRENT TITLE REFERENCE: S.M. 5925 FOLIO 384, THEODORE L. RONNENBURG, JR. & KIMBERLY R. RONNENBURG; E.H.K. JR. 6806 FOLIO 320, THEODORE L. RONNENBURG, JR. (DECEASED) & THEODORE L. RONNENBURG, JR.
- CURRENT ZONING CLASSIFICATION: R.C. 5 (MAP N.W. 15 F)
- SOILS MAP: 21 (G082, G002, G003)
- TOPOGRAPHY SHOWN HEREON IS TAKEN FROM BALTIMORE COUNTY TOPO MAP N.W. 15 F
- GROSS AREA: 7.11695 AC., NET AREA: 7.11695 AC.
- DENSITY CALCULATION: 0.667 DU/AC. & 7.11695 AC. = 4.75 LOTS
- LOTS ALLOWABLE: 4
- LOTS PROPOSED: 3
- NO WELLS AND/OR SEPTICS LOCATED WITHIN 100 FEET OF THE PROPERTY UNLESS OTHERWISE SHOWN HEREON.
- THERE ARE NO UNDERGROUND FUEL OR PESTICIDE TANKS ON SITE.
- WATERSHED: BEAVER DAM RUN (LOCH RAVEN RESERVOIR)
- SUBWERSHED: N/A
- REGIONAL PLANNING DISTRICT: 307A
- SCHOOL DISTRICT: 144 (FORT GARRISON)
- TAX MAP: 50 BLOCK: 14 PARCELS: 192, 442
- TAX ACCOUNT NUMBERS: 08100610, 2100014531
- EXISTING DWELLINGS ARE AND SHALL REMAIN SINGLE FAMILY RESIDENCES.
- PROPERTY SHOWN HEREON HAS BEEN TWO LOTS SINCE NOV. 6, 1999. (NOTE 22)
- THERE ARE NO STREAMS OR WETLANDS WITHIN 200 FEET OF SITE.
- ALL SITE RUN-OFF MUST BE CONVEYED TO A SUITABLE OUTFALL WITHOUT IMPOSING AN ADVERSE IMPACT ON THE RECEIVING WATERBODY, WATERCOURSE, WETLAND, STORM DRAIN OR ADJACENT PROPERTY.
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- ANY FOREST CONSERVATION EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THE AREAS.
- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.

PLAT TO ACCOMPANY ZONING PETITION 4
MINOR SUBDIVISION PLAN OF
THE RONNENBURG PROPERTY

BALTIMORE COUNTY, MD.
9TH ELECTION DISTRICT
SCALE: 1"=100'
COUNCILMANIC DISTRICT: 5

DATE: JULY 22, 1996
CENSUS TRACT: 4085

MICROFILMED

OWNER/DEVELOPER:
THEODORE L. RONNENBURG, JR.
2210 RIDGE ROAD
REISTERSTOWN, MD. 21156

PREPARED BY:
A.L. SNYDER
SURVEYOR, INC.
1911 HANOVER PIKE
HAMPSTEAD, MD. 21074
PHONE: 410-239-7744

REVISION: DECEMBER 9, 1996 - ZONING PETITION
REVISION: OCTOBER 14, 1996 - ADJUTANT GENERAL, E.L.P.

JOB NO. 95037



SCALE	LOCATION	SHEET
1" = 200' ±	CHESTNUT RIDGE	MICROFILMED
DATE OF PHOTOGRAPHY JANUARY 1966		N.W. 15-F

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP